

MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # **286-2016**

LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: July 1, 2016

SUBJECT: **MUNICIPAL PARKING LOT NO. P1 (SOUTH POINTE) – COMMERCIAL & CONSTRUCTION VEHICLES PROHIBITED**

The purpose of this LTC is to advise the Mayor and Commission of the deployment of signs and related enforcement prohibiting commercial/construction vehicle parking in Municipal Parking Lot No. "P1", located adjacent to South Pointe Park at Washington Avenue and South Pointe Drive. This parking lot supports a variety of uses in the area, namely recreational facilities such as the beach, South Pointe Park, and restaurant (Smith & Wollensky).

Parking availability at this location is diminishing due to a variety of commercial and construction vehicles (30–40 daily) parking at the metered areas of the parking lot. These spaces are being utilized by contractors and their employees serving the adjacent high rise buildings or other properties whose building permits are not meeting the threshold of the Construction Parking Management Ordinance approved by the Mayor and Commission last year. As you may recall, a construction valuation threshold of \$250,000 was established for the requirement of a construction parking management plan.

The Parking Department has been monitoring these construction/commercial vehicles and their parking sessions are at different intervals of the day and typically for a limited number of consecutive days, indicating these are light construction projects of a short duration. These users are encouraged to seek parking accommodations at the private properties they are serving.

To this end, signs have been installed in the metered areas of the parking lot. Enforcement will commence with the issuance of warnings until Monday, July 11th to allow for those affected to seek alternate parking accommodations. Effective Monday, July 11th, enforcement of this regulation will commence with parking citations and on Monday, July 18th, it will escalate to towing, if necessary.

For informational purposes, other alternatives to enhance parking availability were also considered. As you may recall, a portion of the parking spaces in P1 are contractually obligated for restaurant use (Smith & Wollensky). The Administration evaluated the use of the dedicated restaurant parking spaces when the restaurant is closed. This option was not deemed to be viable due to:

- The restaurant hours are 12 Noon to 11:00 PM. The park and beach are closed to the public when the restaurant closes at 11:00 PM through the following morning. The morning period when the restaurant is closed is not sufficient to accommodate parking sessions for park users and even less so for beachgoers.

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- Allowing usage during this brief period may likely lead to unintended consequences such as enforcement actions to cite and/or tow these vehicles when the restaurant opens for business at 12 Noon.

If you should have any questions or would like to discuss in more detail, please contact Saul Frances, Parking Director, at 305.673.7000, extension 6483.

Attachments

c: Kathie Brooks, Assistant City Manager
Mark Taxis, Assistant City Manager
Susanne Torriente, Assistant City Manager
Eric Carpenter, Assistant City Manager/Public Works Director
Marcia Monserrat, Chief of Staff
Saul Frances, Parking Department Director

JLM/KGB/SF